



**1 Ivey Close  
Red Deer, Alberta**

**MLS # A2301634**



**\$369,900**

<b>Division:</b>	Inglewood West		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** Window coverings

Whether you are looking for your first home or wanting to add to your portfolio, don't pass up the chance to see this end unit half duplex with NO CONDO FEES!!! Inside, the main floor opens into a bright, airy layout. A spacious foyer leads into an open-concept living area where the kitchen, dining room, and living room flow together. The kitchen features an abundance of counterspace plenty of cabinetry, and a pantry. Also on the main level, there's a 2 pc guest bath and entrance to the attached garage. Upstairs, you'll find three more bedrooms. The primary suite is generous, with room for a king-sized bed, a walk-in closet. The two additional bedrooms are well-sized a full 4 pc bath completes the level. The fully finished basement offers another bedroom, 3 piece bath, laundry and a second living room for the kids. The backyard is one of the home's standout features, large and versatile, with plenty of space for kids to play, pets to roam, or to add a garden, or even a fire pit area. It's the kind of yard that invites summer barbecues and quiet evenings outdoors. Walking distance to schools, parks and shopping make this the perfect place to call home.